# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1193689 DEEDWARR<br>10/15/2024 01:28:30 PM 3 pgs<br>Fees: $18.00 Taxes: $4,255.00<br>20241015-0079918 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 10th day of October, 2024.<br><br>Notary Public<br><br>My commission expires: |

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Sam Robert Robinson and Lois Gaskin-Barber | New Owner(s) | 062-13-0-048.00 |
| 1504 Riverwood Dr. | 12 Queen St., Brightlingsea | |
| Nashville, TN 37216 | Essex, CO7 0PH, UK | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACOB JONES AND WIFE, MOLLY JONES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM ROBERT ROBINSON AND LOIS GASKIN-BARBER**, **HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5, Block A, on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Jones and wife, Molly Jones by Warranty Deed from Melissa A. Roberts, unmarried of record in Instrument No. 20170411-0035320 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 11, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1504 Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2024.

**Jacob Jones**

**Molly Jones**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob Jones and Molly Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 2024.

Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, Allisyn G. Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 10, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

**10/15/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025